



# City of Smyrna

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## Issue Sheet

File Number: 2021-084

Agenda Date: 3/15/2021

Version: 2

Status: Agenda Ready

In Control: City Council

File Type: Variance Request

Agenda Number: B.

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

### **Agenda Title:**

**Public Hearing** - Variance Request - V21-028 - Allow variances for lot size, lot width, front, side, and rear setback for annexation of a non-conforming lot - Land Lot 519 - 0.192 acres - 2474 Adams Dr - Richard Griffin and Ron Dickinson

### **ISSUE AND BACKGROUND:**

The applicant is requesting approval to annex one existing lot of record from Cobb County into the city and retain the existing R-20 zoning category. The property is currently occupied with one residential structure. The existing structure will be demolished for the construction of a new single-family home. The existing lot is non-conforming with respect to the R-20 zoning district and requires several variances. The Planning Board recommended approval by a vote of 7-0 at the March 8, 2021 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development has reviewed the proposed plat against the requirements of the R-20 zoning district. The variances are necessary to redevelop the property as it is currently non-conforming. The subject property will maintain an R-20 zoning classification and will not increase the density for the property as one home currently occupies the property. Community Development recommends **approval** of the requested variances with the following conditions:

- 1.The minimum lot size shall be 8,351 sq. ft.
- 2.The minimum lot width shall be 62 ft.
- 3.The minimum front setback shall be 15 ft.
- 4.The minimum side setback shall be 5 ft.
- 5.The minimum rear setback shall be 15 ft.
- 6.Approval is conditioned upon substantial compliance with the site plan submitted February18, 2021 and prepared by LandTec Surveying.